

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 232.2.b. to permit a side street setback of 5' in lieu of the required 10'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. That strict conformity with the Regulations would cause the Petitioner practical difficulty and unreasonable hardship since the upgrading and recycling of this closed service station building into a modern automotive service center requires the expansion of the office area and the construction of two (2) additional automotive service bays.
2. That the requested variance is in harmony with the spirit and intent of the Regulations, and due to the site limitations, the building cannot be expanded and remodelled for service center use without the requested variance.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

J. EARLE PLUMHOFF  
NEWTON A. WILLIAMS  
(Type or Print Name)

Signature

NOLAN, PLUMHOFF AND WILLIAMS  
204 W. Pennsylvania Avenue  
Towson, Maryland 21204

Attorney's Telephone No.: 823-7800

Legal Owner(s):

PARKVILLE ENTERPRISES, INC.  
(Type or Print Name)

Signature

EDWARD W. KRAUS, PRESIDENT  
(Type or Print Name)

Signature

PARKVILLE LANES, PARKVILLE SHOPPING CENTER  
7607 HANFORD ROAD  
Address Phone No.

PARKVILLE, MD. 21234  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

EDWARD W. KRAUS  
Name

Address 444-6100  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of JANUARY, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of March, 1981, at 9:30 o'clock A.M.

3/31/81  
9:30 A.M.

J. Earle Plumhoff, Esquire  
Newton A. Williams, Esquire  
204 W. Pennsylvania Avenue  
Towson, Md. 21204

D.S. Thaler & Associates  
11 Warren Road  
Baltimore, Md. 21208

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of January, 1981.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Parkville Enterprises, Inc.

Petitioner's Attorney: Plumhoff/Williams

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a service garage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

J. EARLE PLUMHOFF  
NEWTON A. WILLIAMS  
(Type or Print Name)

Signature

NOLAN, PLUMHOFF & WILLIAMS  
204 W. Pennsylvania Avenue  
Towson, Maryland 21204

Attorney's Telephone No.: 823-7800

Legal Owner(s):

PARKVILLE ENTERPRISES, INC.  
(Type or Print Name)

Signature

EDWARD W. KRAUS  
(Type or Print Name)

Signature

Parkville Lanes, Parkville Shopping Ctr.  
7607 Hanford Road  
Address  
Parkville, Maryland 21234  
City and State

Name and telephone number of legal owner, contract purchaser or representative to be contacted

EDWARD W. KRAUS  
Name

Address 444-6100  
Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of JANUARY, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of March, 1981, at 9:30 o'clock A.M.

3/31/81  
9:30 A.M.

E.C.O. No. 1 (over)

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 19, 1981

J. Earle Plumhoff, Esquire  
Newton A. Williams, Esquire  
204 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Item No. 135  
Petitioner - Parkville Enterprises, Inc.  
Special Exception & Variance Petitions

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the northeast corner of Belair Road and Penn Avenue in the 11th Election District, the subject property is presently improved with an abandoned service station. Adjacent properties to the north and east are improved with offices and dwellings, respectively.

Because of your client's proposal to convert the existing structure to a service garage and construct an addition to the south towards Penn Avenue, this combination hearing is required.

Prior to the scheduled hearing, the site plan must be revised to indicate four foot screening along the frontage of the site, a note indicating that there will be no outside storage of disabled or damaged vehicles, and all revisions as required by the State Highway Administration and Current Planning. I personally spoke to the representatives from these departments and they indicated that the entrance along Belair Road should be 30 feet in width.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
Nicholas B. Commodari  
NICHOLAS B. COMMODARI, Chairman  
Zoning Plans Advisory Committee

ENCLOSURES

cc: D.S. Thaler & Assoc. 11 Warren Road, Baltimore, Md. 21208

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
SE/S of Belair Rd., 45' NE of Penn Ave.,  
11th District : OF BALTIMORE COUNTY

PARKVILLE ENTERPRISES, INC., : Case No. 81-147 XA  
Petitioner

# ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1981, a copy of the foregoing Order was mailed to J. Earle Plumhoff, Esquire and Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorneys for Petitioner.

John W. Hession, III

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.  
DIRECTOR

February 18, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #135 (1980-1981)  
Property Owner: Parkville Enterprises, Inc.  
S/ES Belair Road 45' N/E of Penn Avenue  
Acres: 0.28 Acres District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

# General:

This property comprises parts of Lots 1, 2, 3 and 4, Plat of "Penn's Grove", recorded L.M.L.M. 9, Folio 20. The location or disposition of the buried fuel storage tanks is not indicated on the submitted plan.

# Highways:

Belair Road (U.S. 1) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Penn Avenue, an existing public road is improved at this location as a 30-foot closed section roadway on a 50-foot right-of-way (Drawing #65-0283, File 5).

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be reconstructed in accordance with Baltimore County Standards and Specifications.

# Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

Item #135 (1980-1981)  
Property Owner: Parkville Enterprises, Inc.  
Page 2  
February 18, 1981

# Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

# Water and Sanitary Sewer:

Public water supply and sanitary sewerage service connections serve this former automotive service station.

Very truly yours,

Robert A. Morton, P.E., Chief  
Bureau of Public Utilities

RAM:RAM:FWR:rs

cc: Jack Wimbley

M-NW Key Sheet  
39 NE 27 Pos. Sheet  
NE 10 G Topo  
72 Tax Map



ORDER RECEIVED FOR FILING

DATE April 19, 1981  
BY John L. Wimbley  
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19<sup>th</sup> day of April, 1981, that the herein Petition for Variance(s) to permit a side street setback from Penn Avenue of five feet in lieu of the required ten feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

William E. Hammond  
Zoning Commissioner of  
Baltimore County



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 26, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #135, Zoning Advisory Committee Meeting of January 27, 1981, are as follows:

Property Owner: Parkville Enterprises, Inc.  
Location: SE/S Belair Road 45' N/E of Penn Avenue  
Existing Zoning: EL  
Proposed Zoning: Variance to permit a side yard and/or side street of 5' in lieu of the required 10'.  
Acres: 0.28 Acres  
District: 11th

Metropolitan water and sewer exist.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

The existing underground fuel tanks must either be removed or pumped out and backfilled in an approved manner.

Very truly yours,

John L. Wimbley  
John L. Wimbley, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/als

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met; the abandonment and termination of the special exception for a service station use, in compliance with Section 405.6 of the aforementioned regulations; and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

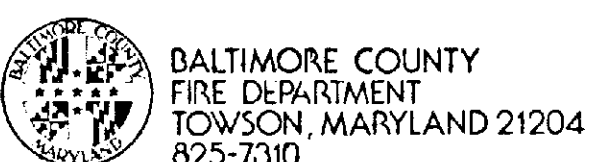
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10<sup>th</sup> day of April, 1981, that the herein Petition for Special Exception for service garage, in accordance with the site plan prepared by D. S. Thaler and Associates, Inc., revised March 27, 1981, and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The improvement to the existing structure, together with the proposed addition thereto, shall be as indicated on either of the renderings marked Exhibits 3A or 3B, with a brick front and painted block sides and rear.
2. Compliance with Section 405 of the Baltimore County Zoning Regulations relative to the abandonment and termination of the special exception for a service station use.
3. Removal of the proposed sign, details for which appear on Petitioner's Exhibit 1, from the public right of way shown on the aforementioned site plan and, if erected, to be relocated within the site as approved by the Office of Planning and Zoning.
4. Compliance with Section 405A of the aforementioned regulations relative to damaged or disabled motor vehicle storage.
5. A revised site plan, incorporating the restrictions set forth above, as well as the comments submitted by the Maryland Department of Transportation, dated February 2, 1981, the Department of Permits and Licenses, dated February 12, 1981, the Department of Health, dated February 26, 1981, and the Zoning Plans Advisory Committee, dated March 19, 1981, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William E. Hammond  
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE April 19, 1981  
BY John L. Wimbley  
ADMINISTRATIVE ASSISTANT



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

February 13, 1981

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Parkville Enterprises Inc.

Location: SE/S Belair Road 45' N/E of Penn Avenue

Item No.: 135

Zoning Agenda: Meeting of January 27, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire hydrants at 300' intervals.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- ( ) 6. Site plans are approved, as drawn.

- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

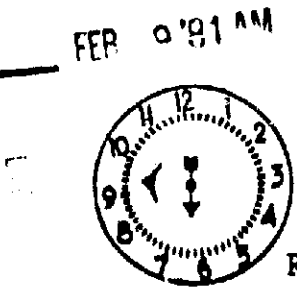
REVIEWED BY: George M. Wagonet Noted and Approved: George M. Wagonet  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



Maryland Department of Transportation  
State Highway Administration

James J. O'Donnell  
Secretary  
M. S. Caltrider  
Administrator



February 2, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Bldg.  
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of 1-27-81  
ITEM: #135  
Property Owner: Parkville Enterprises, Inc.  
Location: SE/S Belair Rd. (Route 1-N) 45' N/E of Penn Avenue  
Existing Zoning: BL  
Proposed Zoning: Variance to permit a side yard and/or side street of 5' in lieu of the required 10'.  
Acres: 0.28  
District: 11th

Dear Mr. Hammond:

On review of the plan of December 8, 1980 and field inspection the plan must be revised to show the following comments.

The proposed radius return entrance must be a minimum of 25' in width, however, 30' is recommended.

All existing curb and gutter and sidewalk in a deteriorated condition must be replaced along Belair Road and into Penn. Ave.

The concrete curb and gutter along Belair Road must be extended to the northeast property line.

A State Highway Administration concrete curb must be constructed in back of the proposed 80' R/W.

The existing 4' drain outfall at the northeast property line must be located on the plan.

Handicap ramps must be shown as indicated on the attached sketch in red.

CL:GW:vrd

cc: Mr. J. Wimbley (w-sketch)

My telephone number is (301)263-1676

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203

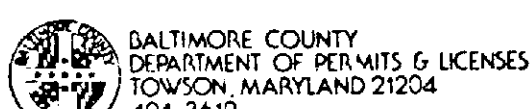
Very truly yours,

Charles Lee, Chief

Bureau of Engineering

Access Permits

By: George Wittman



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3010

TED ZALESKI, JR.  
DIRECTOR

February 12, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #135 Zoning Advisory Committee Meeting, January 27, 1981 are as follows:

Property Owner: Parkville Enterprises Inc.  
Location: SE/S Belair Road 45' NE of Penn. Avenue  
Existing Zoning: BL  
Proposed Zoning: Variance to permit a side yard and/or side street of 5' in lieu of the required 10'.

Acres: 0.28

District: 11th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' of lot line. A minimum 5" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal. Change use from "E" Business to B-1 storage with incidental mercantile use "W". Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 210.
- I. COMMENTS-Retaining wall along east property line is in need of repair. Abandoned tanks shall be filled with an inert material or removed under a permit immediately. Compliance to Handicapped Code shall be required, show, signs, curb cuts, building access, if the structure is to be used as a full service auto repair it shall comply with all applicable requirements of Table 210, h and the provisions of the Baltimore County Building Code BOCA 1978. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Surban  
Charles E. Surban, Chief  
Plans Review

(CL:rr)



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERBER  
DIRECTOR

March 11, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #135, Zoning Advisory Committee Meeting, January 27, 1981, are as follows:

Property Owner: Parkville Enterprises Inc.  
Location: Se/side Belair Road 45' N/E of Penna. Avenue  
Acres: 0.28 acres  
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The property is located within a traffic area that is controlled by a "D" level intersection.

The driveway on Belair Road should be a minimum of 30 feet wide to provide better access.

Landscaping should be provided.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond

Zoning Commissioner

Norman E. Gerber, Director

Office of Planning and Zoning

Petition No. 81-167-XA Item 135

Petition for Special Exception and Variance  
Southeast side of Belair Road, 45 feet Northeast of Penn Avenue  
Petitioner- Parkville Enterprises, Inc.

Eleventh District

HEARING: Tuesday, March 31, 1981 (9:30 A.M.)

If granted it is requested that the order be conditioned to require the submittal to and the approval by the Division of Current Planning and Development of a detailed landscaping plan.

Norman E. Gerber  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab



# PETITION FOR SPECIAL EXCEPTION AND VARIANCE

11th District

ZONING: Petition for Special Exception and Variance  
 LOCATION: Southeast side of Belair Road, 45 feet Northeast of Penn Avenue  
 DATE & TIME: Tuesday, March 31, 1981 at 9:30 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a service garage and Petition for Variance to permit a side street setback of 5 feet in lieu of the required 10 feet

The Zoning Regulation to be excepted as follows:

Section 232.2b - Side yard setbacks

All that parcel of land in the Eleventh District of Baltimore County.

Being the property of Parkville Enterprises, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, March 31, 1981 at 9:30 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
 WILLIAM E. HAMMOND  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY

J. Earle Plumhoff, Esquire  
 Newton A. Williams, Esquire  
 204 W. Pennsylvania Avenue  
 Towson, Maryland 21204

March 2, 1981

## NOTICE OF HEARING

RE: Petition for Special Exception and Variance - SE/S Belair Road, 45 feet NE of Penn Ave - Parkville Enterprises, Inc. Case No. 81-167-XA

TIME: 9:30 A.M.

DATE: Tuesday, March 31, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
 ZONING COMMISSIONER OF  
 BALTIMORE COUNTY



BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 494-3353

WILLIAM E. HAMMOND  
 ZONING COMMISSIONER

March 16, 1981

J. Earle Plumhoff, Esquire  
 Newton A. Williams, Esquire  
 204 W. Pennsylvania Avenue  
 Towson, Maryland 21204

RE: Petition for Special Exception and Variance- SE/S Belair Rd., 45' NE of Penn Avenue Parkville Enterprises, Inc. Case No. 81-167-XA

Dear Sirs:

This is to advise you that \$64.75 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,  
*William E. Hammond*  
 WILLIAM E. HAMMOND  
 Zoning Commissioner

WEH:sj

D. S. THALER & ASSOCIATES, INC.  
 11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 484-4100

Description of Property of Wayne Kraus  
 To Accompany Plat for Special Exception

Beginning for the same on the southeast side of Belair Road at a point 45 feet more or less northeast of the centerline of Penn Avenue and running thence and binding on the southeast side of Belair Road North 42° 20' 12" East 135.10 feet, thence leaving Belair Road and running, South 43° 22' 53" East 85.00 feet, South 69° 31' 45" West 36.00 feet, North 79° 01' 48" West 4.08 feet, South 15° 44' 27" West 91.35 feet to the north side of Penn Avenue, and thence binding thereon, North 79° 01' 48" West 17.14 feet, thence by a line curving to the right having a radius of 175.00 feet and an arc length of 70.89 feet to a point, thence North 09° 05' 23" West 31.76 feet to the point of beginning.

Containing 0.28 Acres more or less

CIVIL ENGINEERS • SITE PLANNERS

D. S. THALER & ASSOCIATES, INC.  
 11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 484-4100

Description of Property of Wayne Kraus  
 To Accompany Plat for Special Exception

Beginning for the same on the southeast side of Belair Road at a point 45 feet more or less northeast of the centerline of Penn Avenue and running thence and binding on the southeast side of Belair Road North 42° 20' 12" East 135.10 feet, thence leaving Belair Road and running, South 43° 22' 53" East 85.00 feet, South 69° 31' 45" West 36.00 feet, North 79° 01' 48" West 4.08 feet, South 15° 44' 27" West 91.35 feet to the north side of Penn Avenue, and thence binding thereon, North 79° 01' 48" West 17.14 feet, thence by a line curving to the right having a radius of 175.00 feet and an arc length of 70.89 feet to a point, thence North 09° 05' 23" West 31.76 feet to the point of beginning.

Containing 0.28 Acres more or less



CIVIL ENGINEERS • SITE PLANNERS



BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 494-3353

WILLIAM E. HAMMOND  
 ZONING COMMISSIONER

April 10, 1981

Newton A. Williams, Esquire  
 Nolan, Plumhoff & Williams  
 204 West Pennsylvania Avenue  
 Towson, Maryland 21204

RE: Petitions for Special Exception and Variance SE/S of Belair Road, 45' NE of Penn Avenue - 11th Election District Parkville Enterprises, Inc. - Petitioner NO. 81-167-XA (Item No. 135)

Dear Mr. Williams:

I have this date passed my Orders in the above referenced matter in accordance with the attached.

Very truly yours,

*William E. Hammond*  
 WILLIAM E. HAMMOND  
 Zoning Commissioner

WEH:erl

Attachments

cc: John W. Hessian, III, Esquire  
 People's Counsel

REVISED PLANS

FEB 4 1980

ITEM #135

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11 Date of Posting: 3/15/81  
 Posted for: Petition for Special Exception & Variance  
 Petitioner: Parkville Enterprises, Inc.  
 Location of property: SE/S Belair Rd., 45' NE of Penn Ave  
 Location of Sign: Along intersection of Belair Rd.  
 Remarks: None  
 Posted by: William E. Hammond Date of return: 3/27/81

2 signs

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received this 16th day of January, 1981.

Filing Fee \$ 50.00 Received: ☒ Check ☐ Cash ☐ Other

Item 135  
 Petitioner: Parkville Enterprises, Inc. Submitted by: Newton A. Williams  
 Petitioner's Attorney: William E. Hammond Reviewed by: William E. Hammond, Zoning Commissioner

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: 01	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case: 65-117RXA	Map #									

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 097217

DATE: 3/31/81 ACCOUNT: 01-662

AMOUNT: \$64.75

FOR: Newton A. Williams, Esquire

FOR: Posting and Advertising for Case No. 81-167-XA

DATE: March 2, 1981 ACCOUNT: 01-662

AMOUNT: \$50.00

FOR: Newton A. Williams, Esquire

FOR: Filing Fee for Case No. 81-167-XA

DATE: 3/31/81 ACCOUNT: 01-662

AMOUNT: \$50.00

FOR: Newton A. Williams, Esquire



# Petition For Special Exception & Variance

11th District  
Zoning: Petition for  
Special Exception and  
Variance  
Location: Southeast side  
of Belair road, 46 feet  
northwest of Penn Avenue  
Date & Time: Tuesday,  
March 31, 1981 at 9:30 a.m.  
Public Hearing: Room  
106, County Office  
Building, 111 W.  
Chesapeake Avenue,  
Towson, Maryland  
The Zoning  
Commissioner of Baltimore  
County, by authority of the  
Zoning Act  
and  
Regulations of Baltimore  
County, will hold a public  
hearing  
for a Special  
Exception for a service  
garage and Petition for  
Variance to permit a side  
street setback of 6 feet in  
lieu of the required 10 feet.  
The Zoning Regulation  
is accepted as follows:  
Section 232.25 - Side  
yard setbacks  
All that parcel of land in  
the Eleventh District of  
Baltimore County

Beginning for the same  
on the southeast side of  
Belair road at a point 46  
feet more or less northeast  
of the centerline of Penn  
avenue and running thence  
and binding on the  
southeast side of Belair  
road North 42° 30' 12"  
East 136.10 feet, thence  
leaving Belair road and  
running South 42° 22' 53"  
East 85.00 feet, South 69°  
31' 45" West 86.00 feet,  
North 79° 01' 43" West  
4.08 feet, South 10° 44' 27"  
West 91.25 feet to the  
north side of Penn Avenue,  
and thence binding  
thence, North 79° 01' 43"  
West 17.14 feet thence by

a line curving to the right  
having a radius of 175.00  
feet and an arc length of  
10.80 feet to a point, thence  
North 09° 06' 20" West  
31.76 feet to the point of  
beginning.  
Containing 0.28 acres  
more or less.  
Being the property of  
Parkville Enterprises, Inc.,  
as shown on plat filed  
with the Zoning  
Department.  
Hearing Date: Tuesday, March 31, 1981  
At 9:30 A.M.  
Public Hearing: Room  
106, County Office  
Building, 111 W.  
Chesapeake Avenue,  
Towson, Maryland  
BY ORDER OF  
William E. Hammond  
Zoning Commissioner  
of Baltimore County

Beginning for the same  
on the southeast side of  
Belair Road at a point 46  
feet more or less northeast  
of the centerline of Penn Avenue  
and running thence and binding on the  
southeast side of Belair Road North  
42° 30' 12" East 136.10 feet, thence  
leaving Belair Road and running  
South 42° 22' 53" East 85.00 feet,  
South 69° 31' 45" West 86.00 feet,  
North 79° 01' 43" West 4.08 feet,  
South 10° 44' 27" West 91.25 feet to the  
north side of Penn Avenue, and  
thence binding thence, North 79°  
01' 43" West 17.14 feet, thence by a  
line curving to the right having a  
radius of 175.00 feet and an arc  
length of 10.80 feet to a point,  
thence North 09° 06' 20" West 31.76  
feet to the point of beginning.  
Containing 0.28 acres more or less.  
Being the property of Parkville  
Enterprises, Inc., as shown on plat  
filed with the Zoning Department.  
Hearing Date: Tuesday, March 31,  
1981 at 9:30 A.M.  
Public Hearing: Room 106, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland  
By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
March 12, 1981

## The Essex Times

Essex, Md., March 12, 1981

This is to Certify, That the annexed

Special Petition

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of One successive

weeks before the 12th day of

March, 1981

Sch. D. W. J. W. Publisher.

### PETITION FOR SPECIAL EXCEPTION AND VARIANCE 11th DISTRICT

ZONING: Petition for Special  
Exception and Variance  
LOCATION: Southeast side of Belair  
Road, 46 feet Northwest of  
Penn Avenue  
DATE & TIME: Tuesday, March  
31, 1981 at 9:30 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

The Zoning Commissioner of Baltimore  
County, by authority of the  
Zoning Act and Regulations of Baltimore  
County, will hold a public  
hearing for a Special Exception for a  
service garage and Petition for  
Variance to permit a side street setback  
of 6 feet in lieu of the required 10 feet.  
The Zoning Regulation to be accepted  
is as follows:  
Section 232.25 - Side yard setbacks  
All that parcel of land in the  
Eleventh District of Baltimore  
County

Beginning for the same on the  
southeast side of Belair Road at a  
point 46 feet more or less northeast  
of the centerline of Penn Avenue and  
running thence and binding on the  
southeast side of Belair Road North  
42° 30' 12" East 136.10 feet, thence  
leaving Belair Road and running  
South 42° 22' 53" East 85.00 feet,  
South 69° 31' 45" West 86.00 feet,  
North 79° 01' 43" West 4.08 feet,  
South 10° 44' 27" West 91.25 feet to the  
north side of Penn Avenue, and  
thence binding thence, North 79°  
01' 43" West 17.14 feet, thence by a  
line curving to the right having a  
radius of 175.00 feet and an arc  
length of 10.80 feet to a point,  
thence North 09° 06' 20" West 31.76  
feet to the point of beginning.  
Containing 0.28 acres more or less.

Being the property of Parkville  
Enterprises, Inc., as shown on plat  
filed with the Zoning Department.  
Hearing Date: Tuesday, March 31,  
1981 at 9:30 A.M.  
Public Hearing: Room 106, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland  
By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
March 12, 1981

### CERTIFICATE OF PUBLICATION

TOWSON, MD., March 12, 1981

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md.,

on one time, consecutive weeks before the 21st

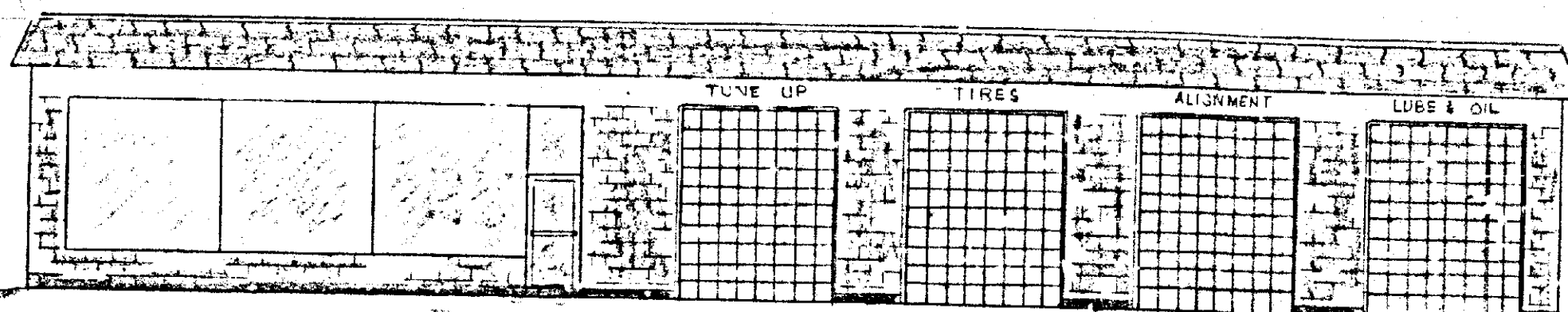
day of March, 1981, the first publication

appearing on the 12th day of March

1981.

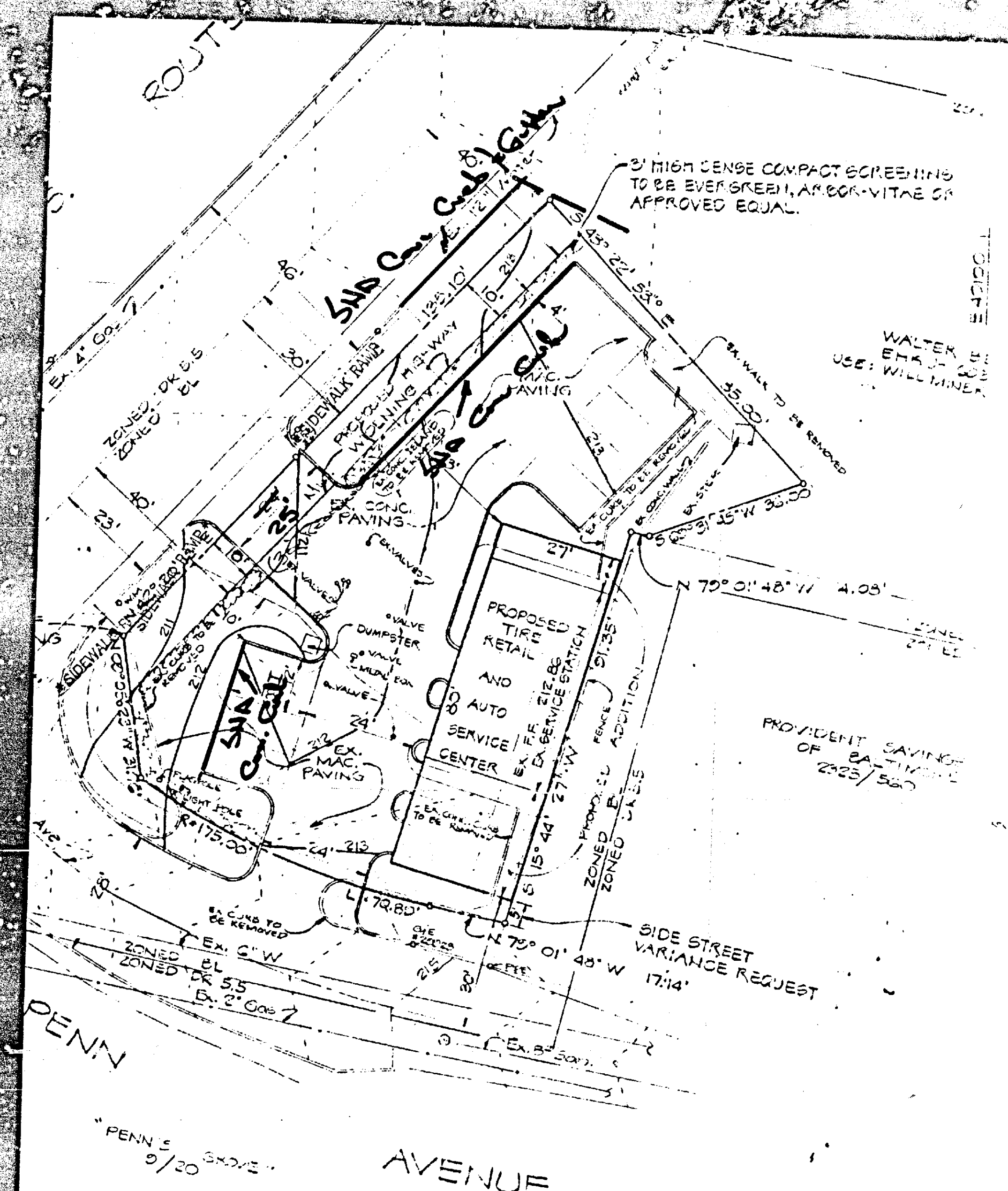
THE JEFFERSONIAN,  
L. Frank Smith  
Manager.

Cost of Advertisement, \$

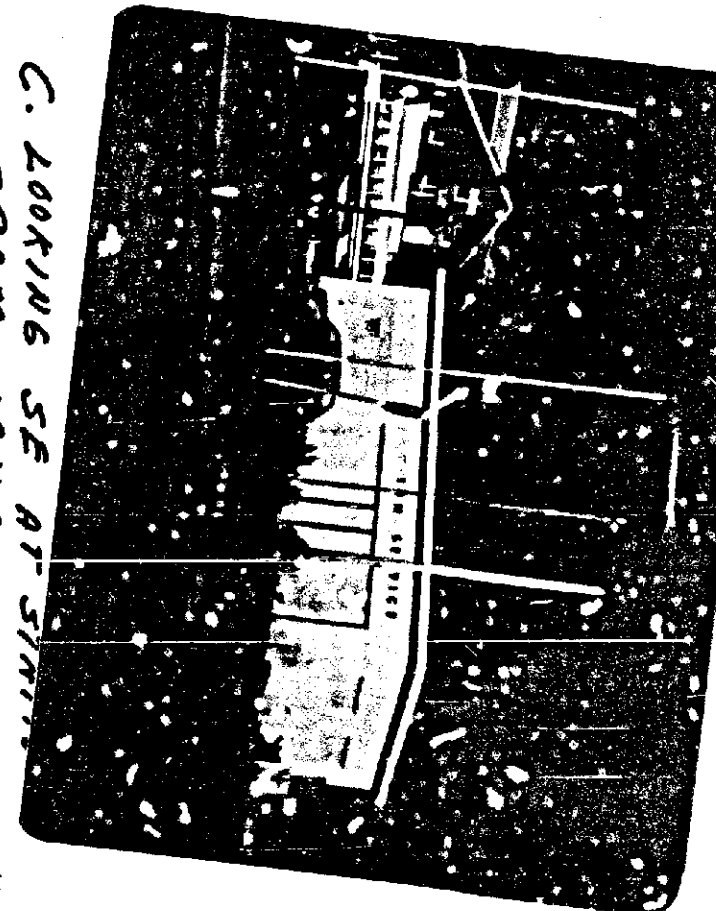


PARKVILLE ENTERPRISES, INC.  
7607 HARFORD RD.  
BALTIMORE, MD. 21234  
GREGORY W. KRAUS

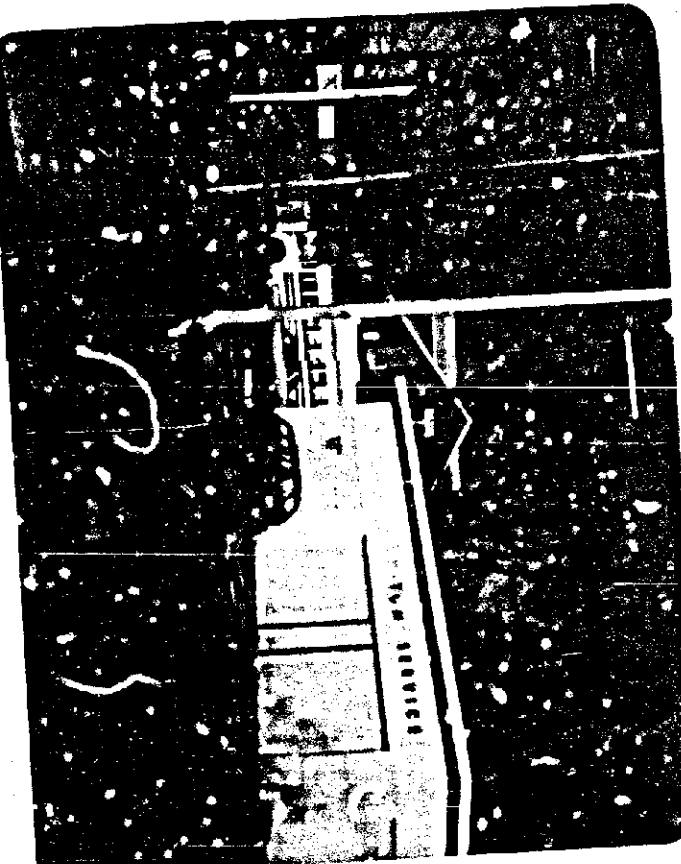
PROPOSED IMPROVEMENT for  
9' - 07' BELAIR RD.  
MARCH 30, 1981 SCALE 1/8" = 1'



OWNER & DEVELOPER  
MR. WAYNE E. KRAUS  
PARKVILLE BOWLING



A. LOOKING EAST AT SERVICE  
STATION BUILDING AND REAR  
LOT FROM CORNER OF BELAIR  
& PENN AVENUE



A. LOOKING EAST AT SERVICE  
STATION BUILDING AND REAR  
LOT FROM CORNER OF BELAIR  
& PENN AVENUE

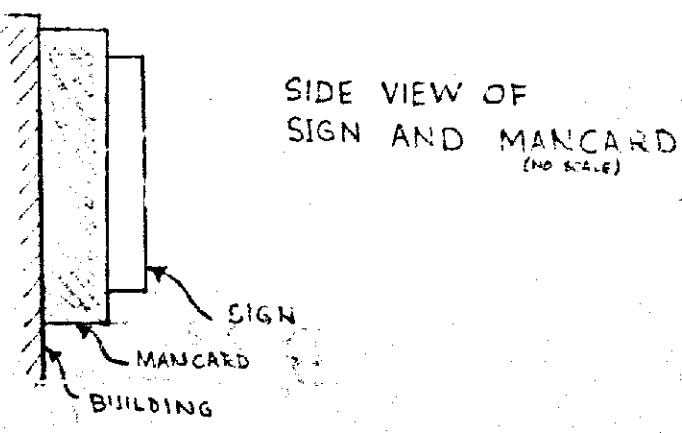
PARKVILLE  
ENTERPRISES  
TEMPORARILY  
CLOSED SERVICE  
STATION  
PREPARED TO  
BE REOPENED  
FOR  
A  
KLAUSMEYER  
TIRE  
LOCATION  
TO  
SCRU  
PENNY  
HALL  
BELAIR  
ROAD  
CORNER  
EASTERN  
CORNER  
BELAIR RD.  
PENN AVE.  
PENNY HALL



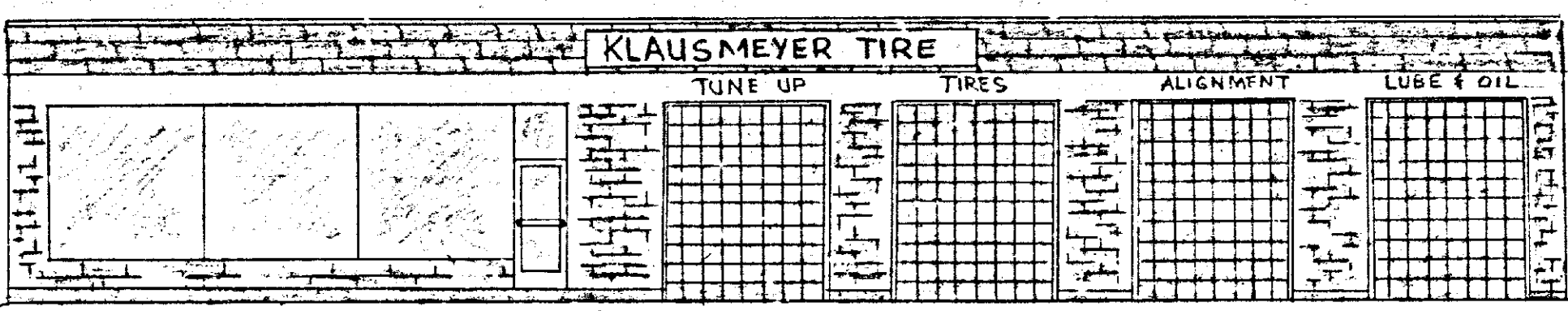
B. LOOKING SOUTH FROM STATION CORNER  
ACROSS PENN AVENUE, SOUTH ON BELAIR RD.  
TOWARD VIOVA RD.



B. LOOKING SOUTH FROM STATION CORNER  
ACROSS PENN AVENUE, SOUTH ON BELAIR RD.  
TOWARD VIOVA RD.



SIDE VIEW OF  
SIGN AND MANCARD  
(NO SCALE)

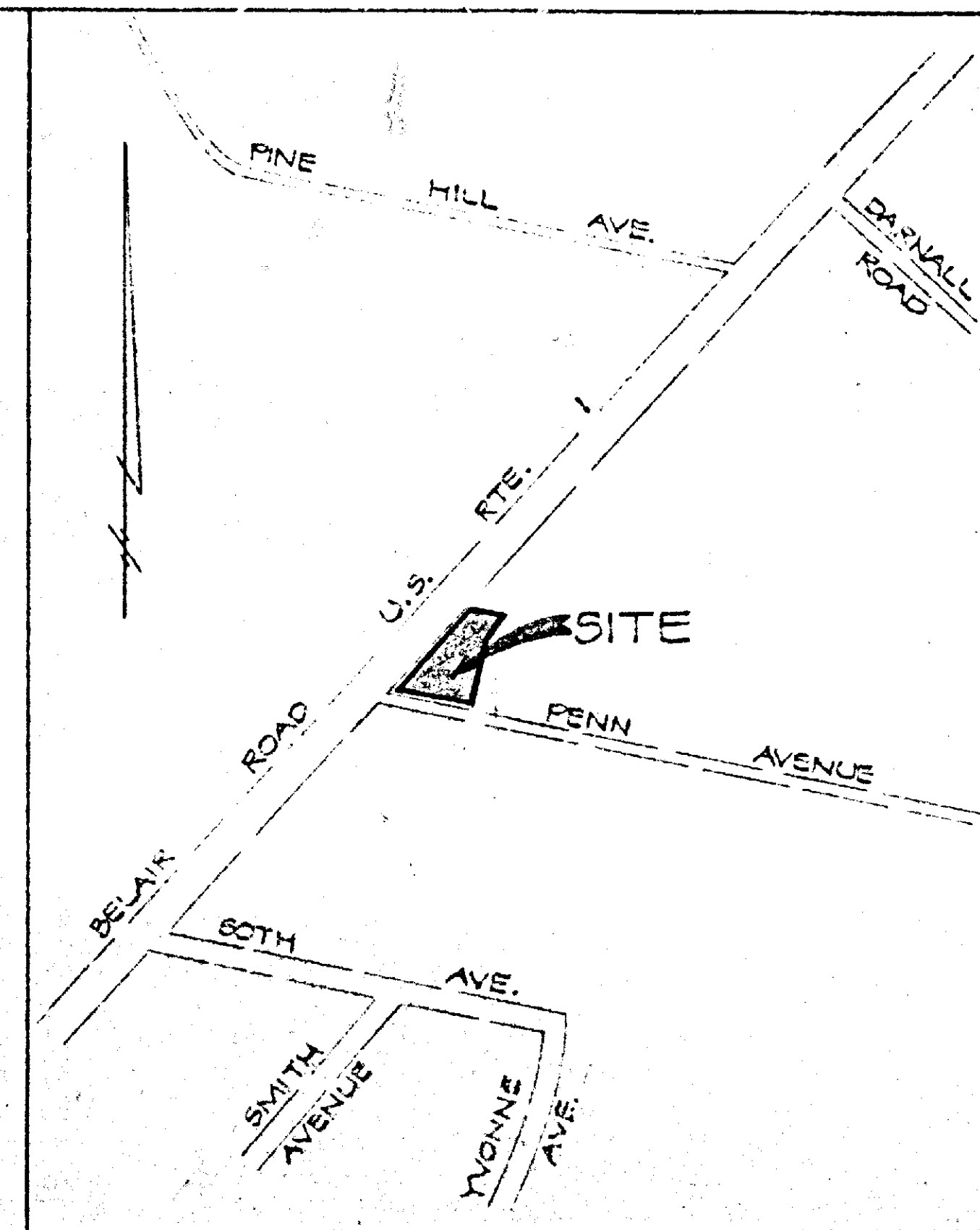
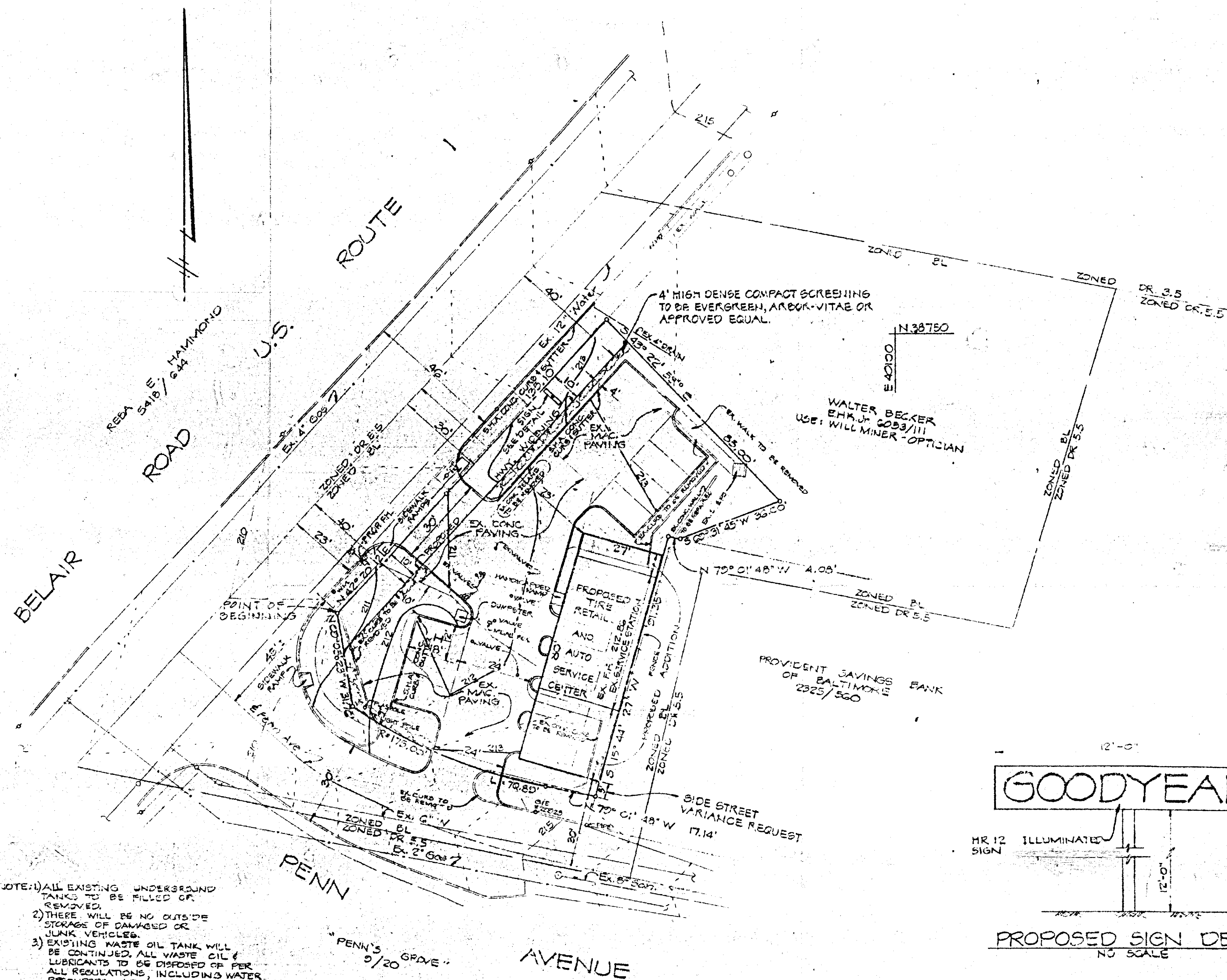


PARKVILLE ENTERPRISES, INC.  
7607 HARFORD RD.  
BALTIMORE, MD. 21234  
GREGORY W. KRAUS

PROPOSED IMPROVEMENT for  
9301 - 07 BELAIR RD.  
MARCH 30, 1981 SCALE 1/8" = 1'



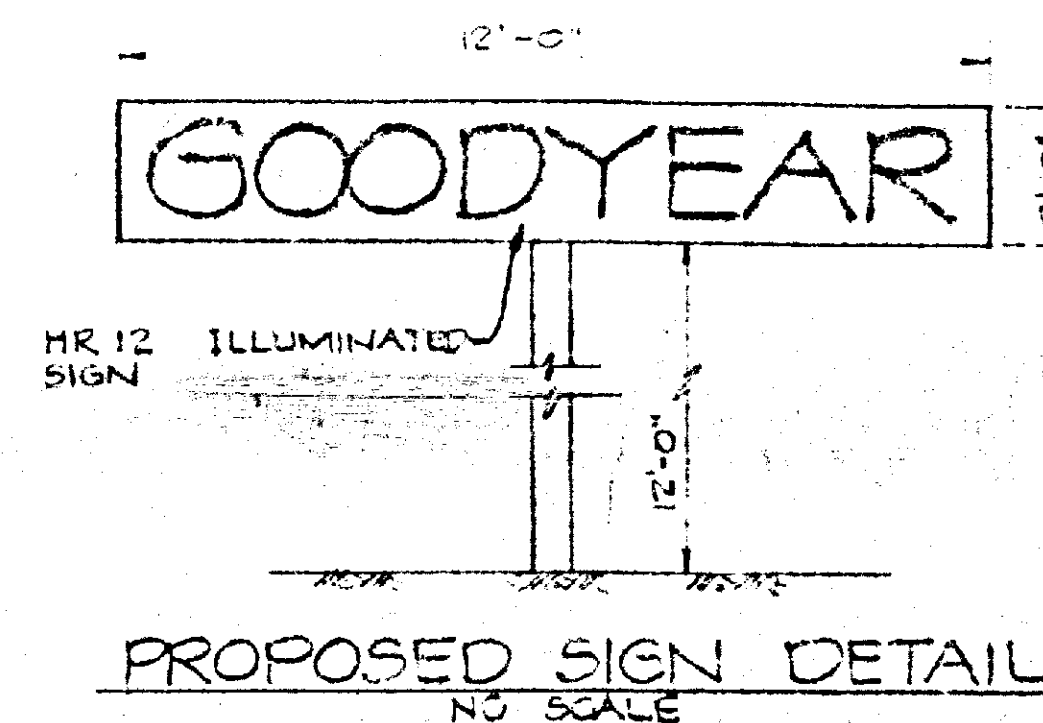




LOCATION MAP  
SCALE: 1" = 200'

#### GENERAL NOTES

1. Area of tract = 0.28 Acres
2. Proposed Building Area = 2160 S.F.
3. Parking Req. = 2160 ÷ 200 = 10.8
4. Proposed Parking = 11 including 1 req'd. Handicapped Space.
5. Ex. Zoning = BL
6. Past Use of Site was Automotive Service Station.



NOTE: 1) ALL EXISTING UNDERGROUND TANKS TO BE FILLED OR REMOVED.  
2) THERE WILL BE NO OUTSIDE STORAGE OF DAMAGED OR JUNK VEHICLES.  
3) EXISTING WASTE OIL TANK WILL BE CONTINUED. ALL WASTE OIL & LUBRICANTS TO BE DISPOSED OF PER ALL REGULATIONS, INCLUDING WATER RESOURCES ADMINISTRATION.

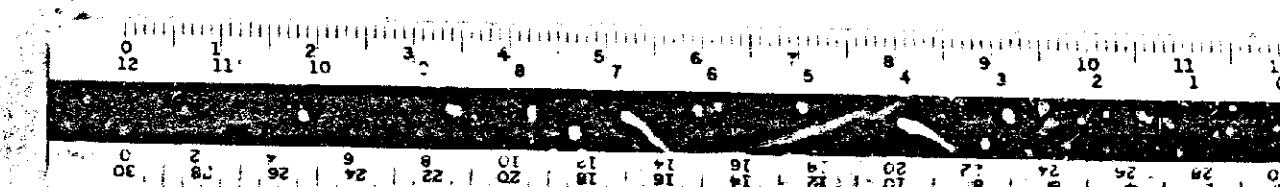
ENGINEER'S  
D.S. THALER & ASSOCIATES, INC.  
11 WARREN ROAD  
BALTIMORE, MARYLAND 21208

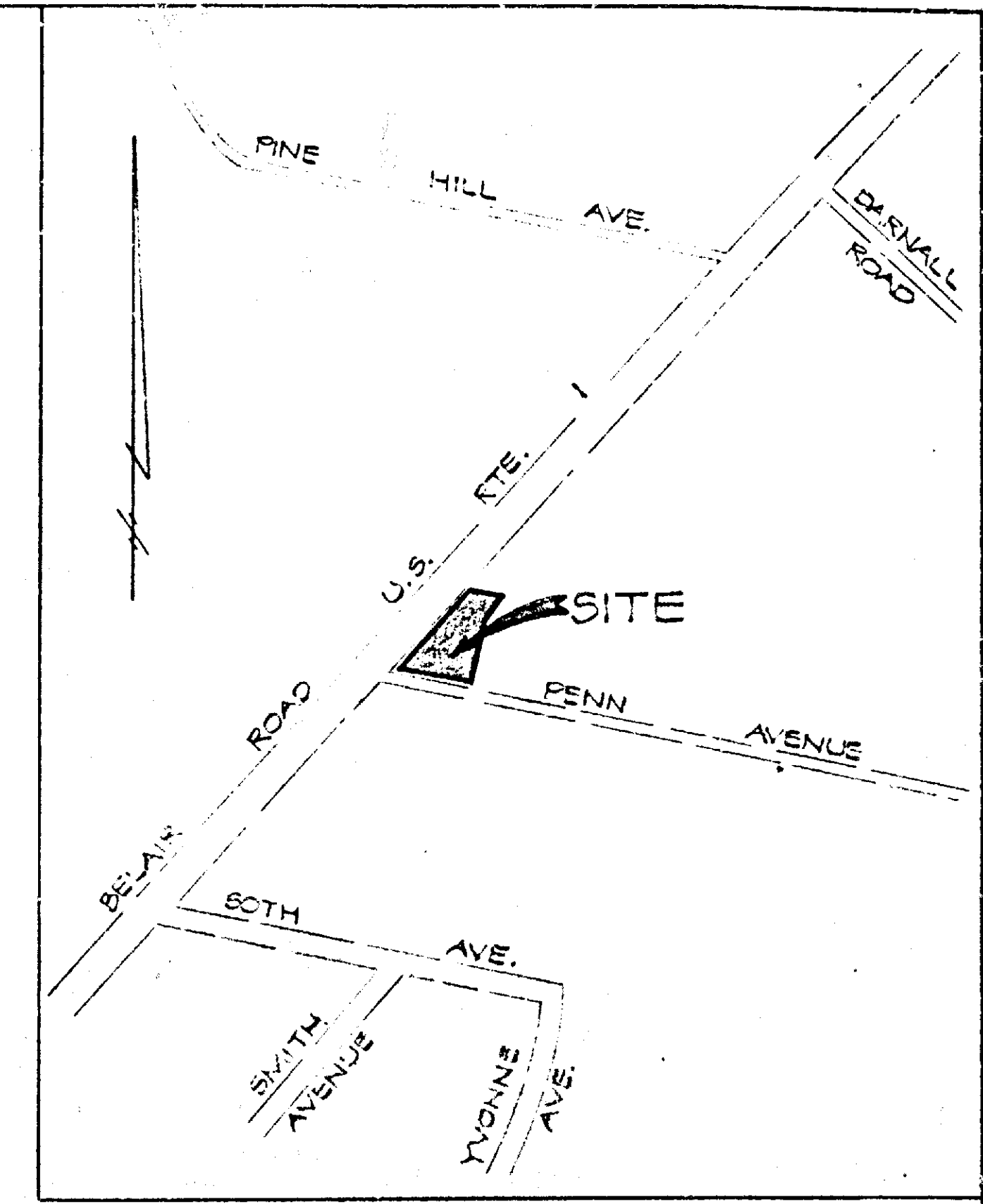
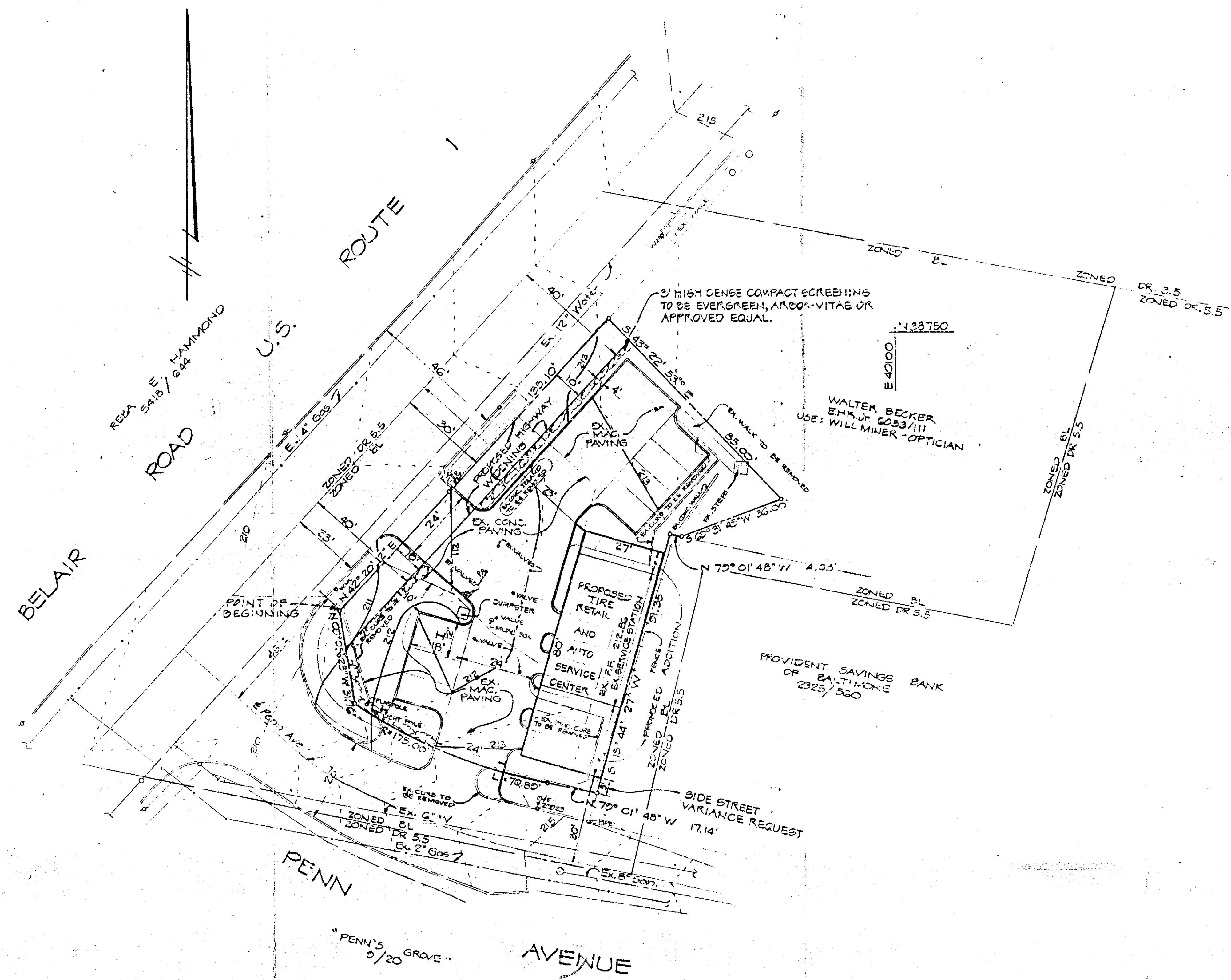
OWNER & DEVELOPER  
MR. WAYNE E. KRAUS  
PARKVILLE BOWLING LANES  
PARKVILLE SHOPPING CENTER  
7607 HARTFORD ROAD  
BALTIMORE, MARYLAND 21234

PLAT TO ACCOMPANY SPECIAL EXCEPTION  
AND SIDE STREET VARIANCE  
FOR AUTOMOTIVE SERVICE CENTER  
**PROPERTY OF WAYNE KRAUS**  
11th ELECTION DISTRICT BALTIMORE COUNTY, MD.  
SCALE: 1" = 20'

DECEMBER 8, 1980  
REVISED 3/23/81  
REVISED 3/27/81

PLAT OWNER'S  
EXHIBIT 1





LOCATION MAP  
SCALE: 1" = 200'

GENERAL NOTES

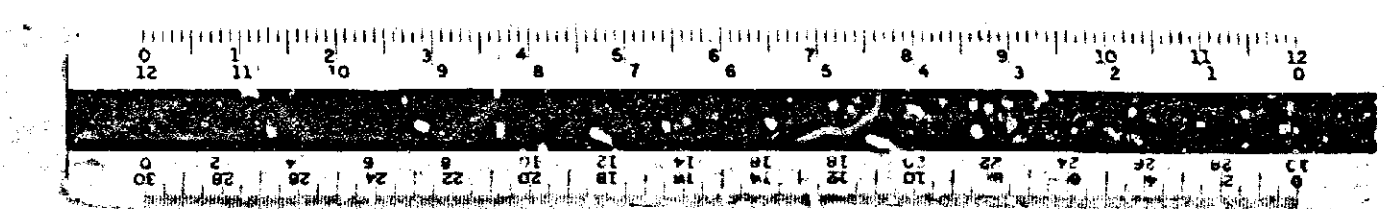
1. Area of tract = 0.28 Acres
2. Proposed Building Area = 2160 S.F.
3. Parking Req'd. = 2160 ÷ 200 = 10.8
4. Proposed Parking = 11 including 1 req'd. Handicapped Space.
5. Ex. Zoning = "BL"
6. Past Use of Site was Automotive Service Station.

PLAT TO ACCOMPANY SPECIAL EXCEPTION  
AND SIDE STREET VARIANCE  
FOR AUTOMOTIVE SERVICE CENTER  
**PROPERTY OF WAYNE KRAUS**  
11th ELECTION DISTRICT BALTIMORE COUNTY, MD.  
SCALE: 1" = 20' DECEMBER 8, 1980

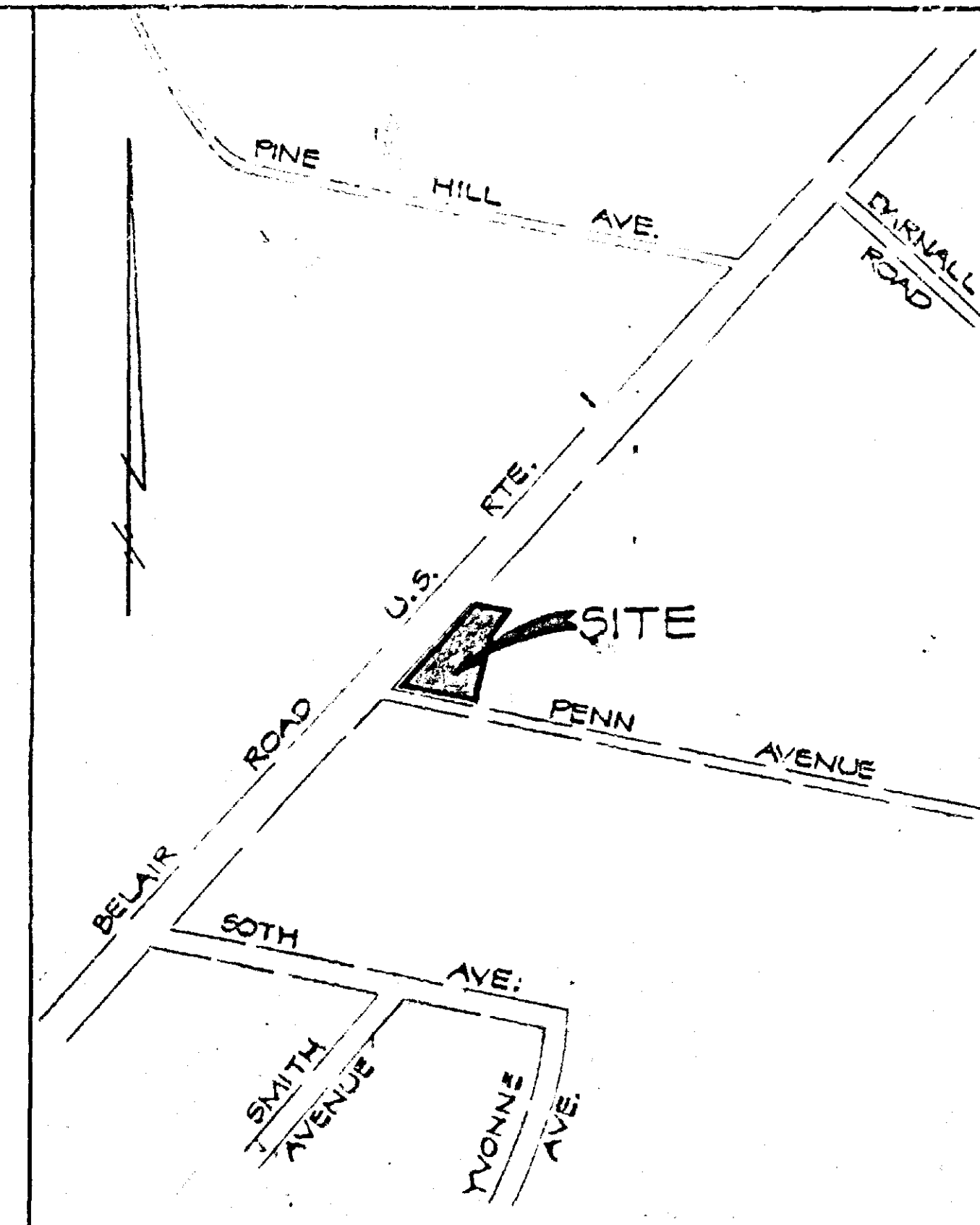
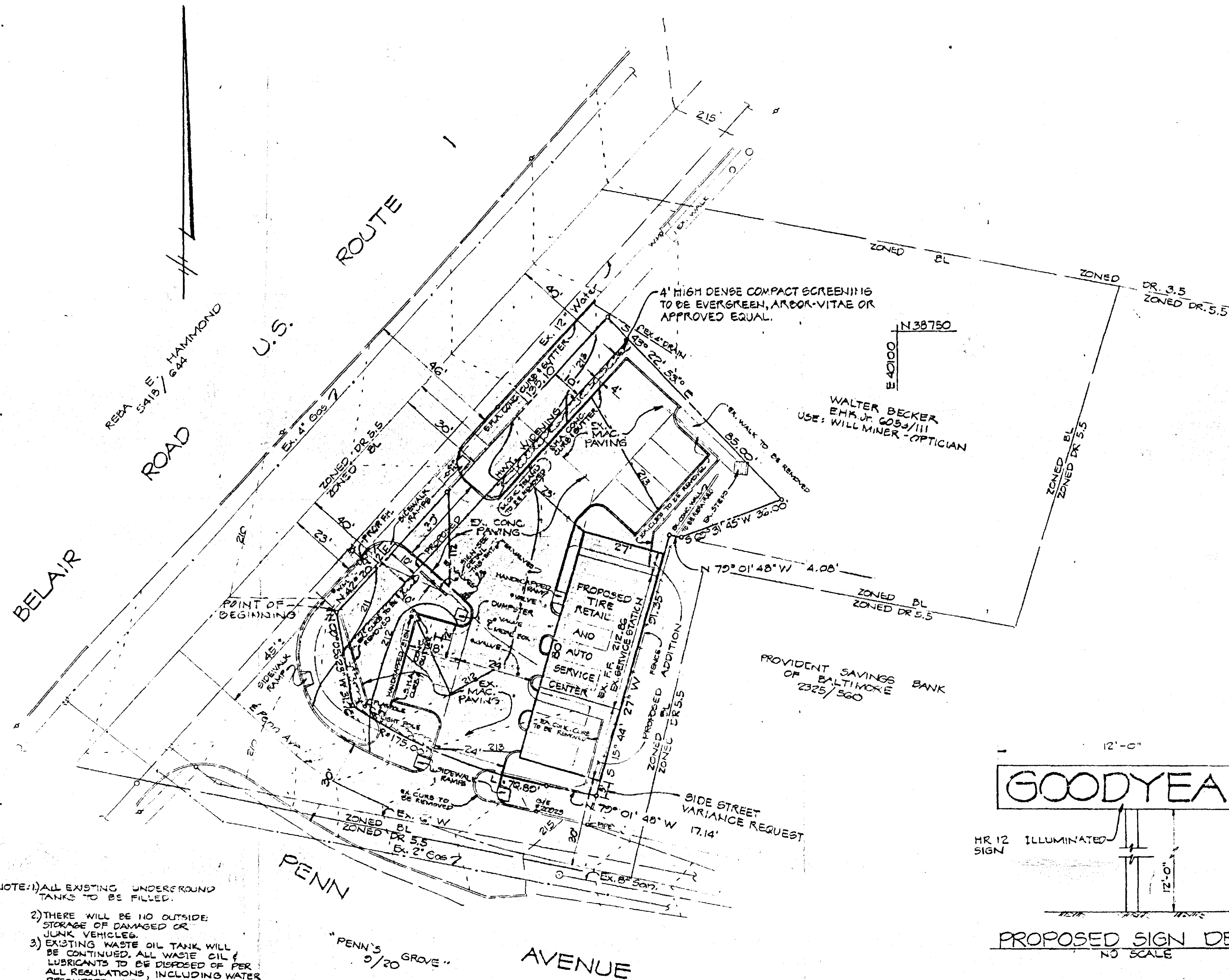
ENGINEER'S  
**D.S. THALER & ASSOCIATES, INC.**  
11 WARREN ROAD  
BALTIMORE, MARYLAND 21208

OWNER & DEVELOPER  
MR. WAYNE E. KRAUS  
PARKVILLE BOWLING LANES  
PARKVILLE SHOPPING CENTER  
7607 HARFORD ROAD  
BALTIMORE, MARYLAND 21234

MAP 42  
NE 12-3  
SECTION 11  
D-1 1/23/81  
DATE 12/8/80  
BY LCH  
INCH 11/80



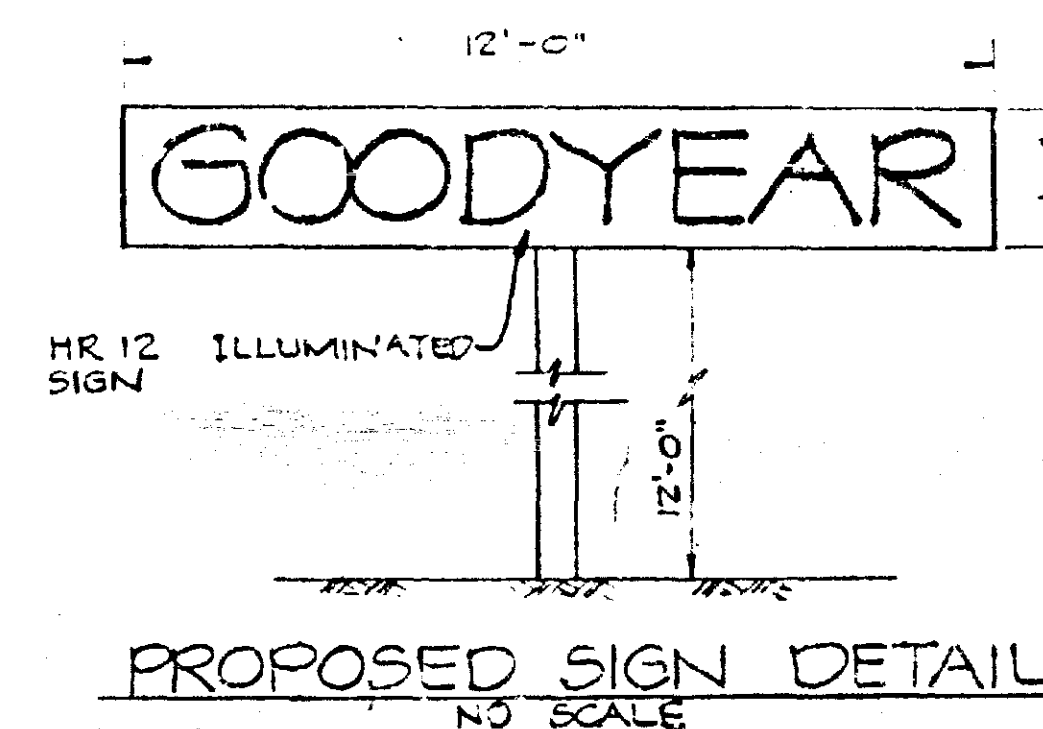




LOCATION MAP  
SCALE: 1" = 200'

### GENERAL NOTES

1. Area of tract = 0.28 Acres
2. Proposed Building Area = 2160 S.F.
3. Parking Req. = 2160 ÷ 200 = 10.8
4. Proposed Parking = 11 including 1 req'd. Handicapped Space.
5. Ex. Zoning = PL
6. Past Use of Site was Automotive Service Station.
7. The improvement to the existing structure, together with the proposed addition thereto, shall be as indicated on either of the renderings marked exhibits 3A or 3B, with a brick front and painted black sides and rear. (See Construction plans)
8. Site must be in compliance with Section 405 of the Baltimore County Zoning Regulations, relative to the abandonment and termination of the special exception for a service station use.



PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *John F. ...*  
DATE: 5/27/81  
ZONING COMMISSIONER  
DATE: 5/18/81  
81-167-XA  
C-583-81

- NOTE: 1) ALL EXISTING UNDERGROUND TANKS TO BE FILLED.
- 2) THERE WILL BE NO OUTSIDE STORAGE OF DAMAGED OR JUNK VEHICLES.
  - 3) EXISTING WASTE OIL TANK WILL BE CONTINUED. ALL WASTE OIL & LUBRICANTS TO BE DISPOSED OF PER ALL REGULATIONS, INCLUDING WATER RESOURCES ADMINISTRATION.

ENGINEER'S  
D.S. THALER & ASSOCIATES, INC.  
11 WARREN ROAD  
BALTIMORE, MARYLAND 21208

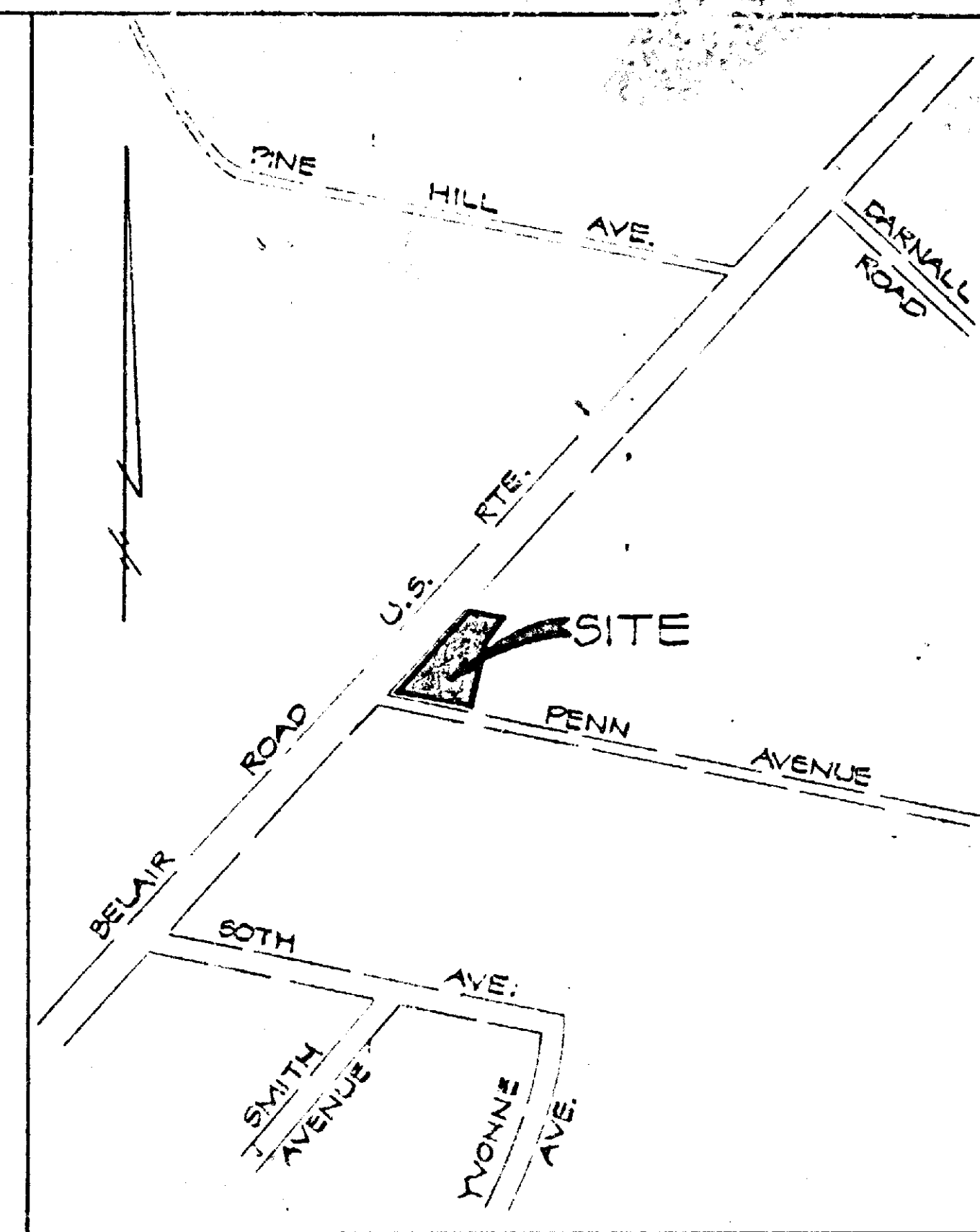
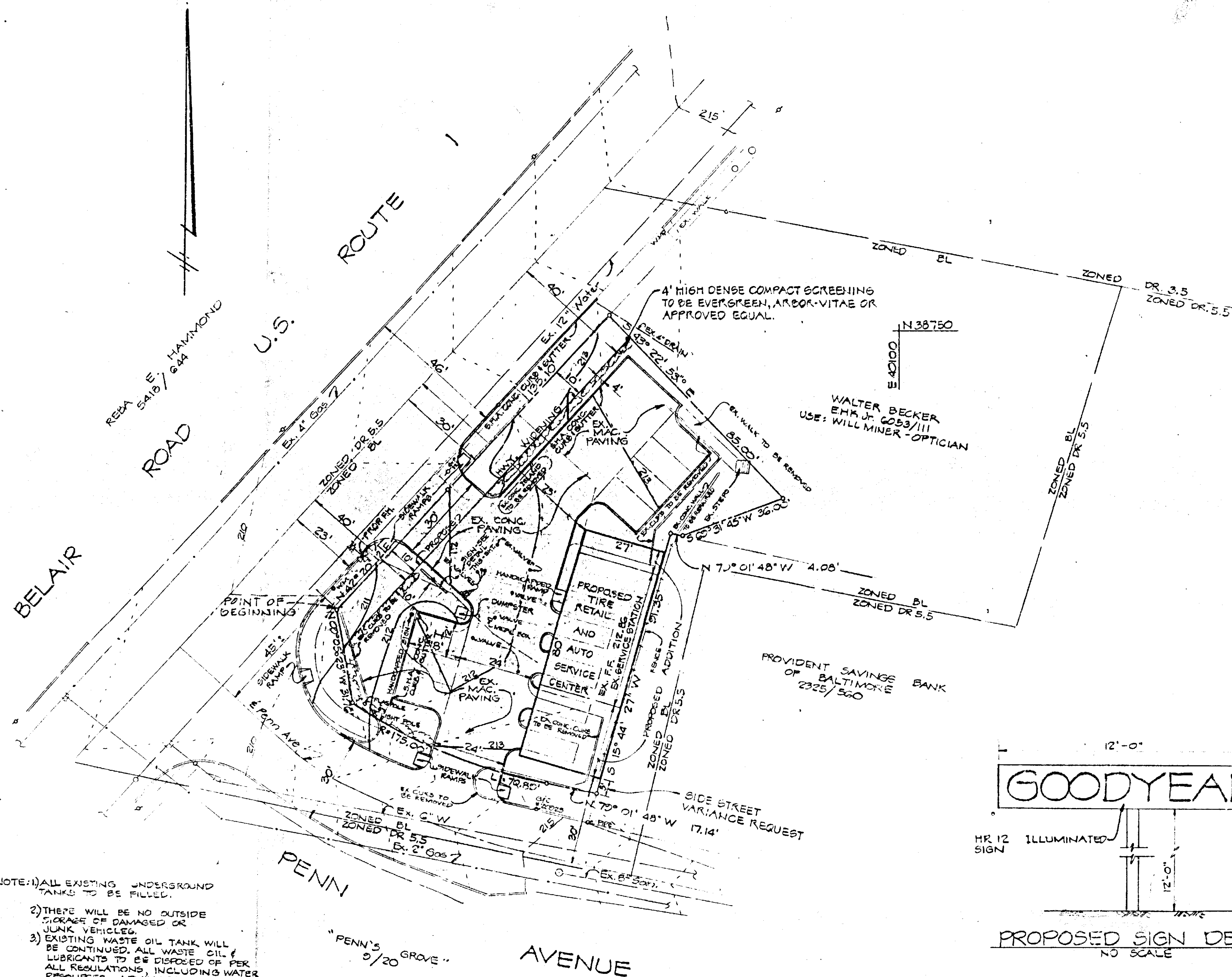


OWNER & DEVELOPER  
MR. WAYNE E. KRAUS  
PARKVILLE BOWLING LANES  
PARKVILLE SHOPPING CENTER  
7607 HARTFORD ROAD  
BALTIMORE, MARYLAND 21234

SITE PLAN  
FOR AUTOMOTIVE SERVICE CENTER  
PROPERTY OF WAYNE KRAUS  
11th ELECTION DISTRICT BALTIMORE COUNTY, MD.  
SCALE: 1" = 20'  
APRIL 28, 1981

MICROFILMED

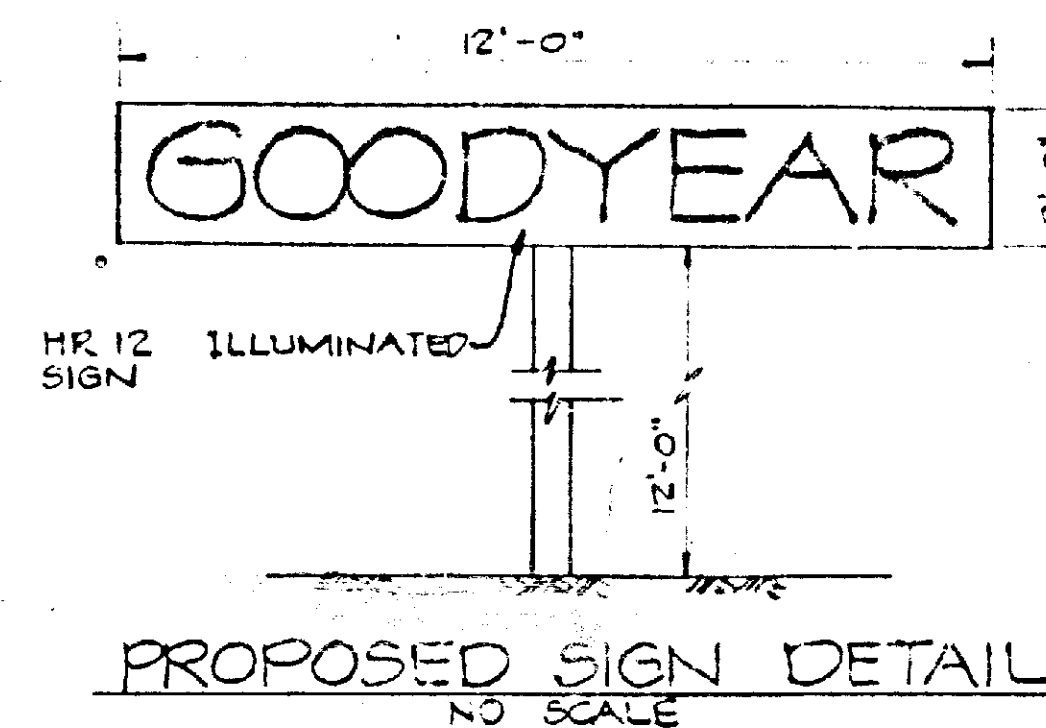
EX-253  
S.A.P.



LOCATION MAP  
SCALE: 1" = 200'

### GENERAL NOTES

1. Area of tract = 0.28 Acres.
2. Proposed Building Area = 2160 S.F.
3. Parking Regs. = 2160 ÷ 200 = 10.8
4. Proposed Parking = 11 including 1 req'd. Handicapped Space.
5. Ex. Zoning = BL
6. Past Use of Site was Automotive Service Station.
7. The improvement to the existing structure, together with the proposed addition thereto, shall be as indicated on either of the renderings marked exhibits 3A or 3B, with a brick front and painted block sides and rear. (See Construction plans)
8. Site must be in compliance with Section 403 of the Baltimore County Zoning Regulations, relative to the abandonment and termination of the special exception for a service station use.



PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *John F. Williams*  
DATE: 5/27/81  
FOR: *James E. L...*  
ZONING COMMISSIONER  
DATE: 5/18/81  
81-167-XA  
C-283-B1

583-81

SITE PLAN  
FOR AUTOMOTIVE SERVICE CENTER  
PROPERTY OF WAYNE KRAUS  
11th ELECTION DISTRICT BALTIMORE COUNTY, MD.  
SCALE: 1" = 20'  
APRIL 28, 1981

OWNER & DEVELOPER  
MR. WAYNE E. KRAUS  
PARKVILLE BOWLING LANES  
PARKVILLE SHOPPING CENTER  
7607 HARFORD ROAD  
BALTIMORE, MARYLAND 21234

ENGINEER'S  
D.S. THALER & ASSOCIATES, INC.  
11 WARREN ROAD  
BALTIMORE, MARYLAND 21208



NOTE: 1) ALL EXISTING UNDERGROUND TANKS TO BE FILLED.  
2) THERE WILL BE NO OUTSIDE STORAGE OF DAMAGED OR JUNK VEHICLES.  
3) EXISTING WASTE OIL TANK WILL BE CONTINUED. ALL WASTE OIL & LUBRICANTS TO BE DISPOSED OF PER ALL REGULATIONS, INCLUDING WATER RESOURCES ADMINISTRATION.